LOT 14 SEDGEFIELD S/D PHASE 1.
959-951, CT 1042-1315, 1043-2480

LONG BROOKE NICOLE/GACZYNSKI RAUN STEVEN
133 SW SEDGEFIELD LN
FORT WHITE, FL 32038-4242

2024

03-6S-16-03767-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

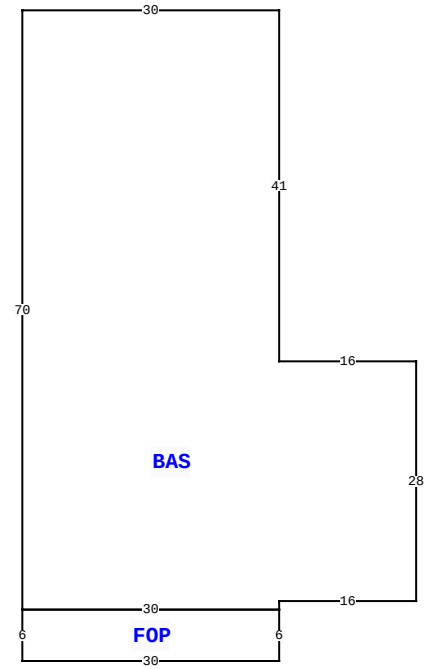
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,548	100	2,548	199,582
FOP	180	35	63	4,935
TOTALS	2,728		2,611	204,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,611	114.3000	88.01	229,794	2017	2017	0	0	0	11.00	89.00

1 MANUF 1 – 100% - 2021 Heated Area: 2548 HX Base Yr 2021



133 SW SEDGEFIELD LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,517
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		255,217
SOH/AGL Deduction		71,967
ASSESSED VALUE		183,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,250
TOTAL JUST VALUE		255,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36237	M H	760	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1063	3/04/2020	WD	Q	I	01	182,000
GRANTOR: YOLANDA G CORREA						
GRANTEE: BROOKE N LONG & RAU						
1346/2549	10/26/2017	WD	Q	V	01	31,000
GRANTOR: RANDY K & TRACY A GOO						
GRANTEE: YOLANDA G CORREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S70 FOP= S6 E30 N6 W30$ E30 N1 E16 N28 W16 N41 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							

REVIEW DATE 03/13/2018 BY TW Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 12/06/2023 BY SYS